

Agreement for Sale of Real Estate

This Agreement, made this twenty-sixth day of March
in the year nineteen hundred and twenty-five.

Between MORTON E. CULVER and MINNIE M. CULVER

of City of Monrovia County of Los Angeles

State of California hereinafter designated as the Seller

And LOUIS BODMAN and AUGUSTA BODMAN, husband and wife as joint
tenants, with right of survivorship

of City of Pasadena County of Los Angeles

State of California hereinafter designated as the Buyer

Witnesseth: That the said Seller, in consideration of the covenants and agreements
hereinafter contained and made by and on the part of the said Buyer, agrees to sell
and convey unto the said Buyer, and said Buyer agrees to buy all that certain lot
piece or parcel of land, situated, lying and being in City of Monrovia

County of Los Angeles State of California

and bounded and particularly described as follows, to-wit:

The West Fifty (50) feet of Lot Four (4), Hopkin's
Subdivision of Lot "D" in Block Three (3) of the Monrovia Tract,
as per map recorded in Book 15, Page 42 of Miscellaneous records
of said County.

Monrovia, Calif. September 4, 1925

For One (\$1.00) Dollar and other valuable consideration we hereby sell, transfer, assign and set over unto G. W. Grandy and Edith H. Grandy, his wife, as Joint Tenants with right of survi^rship all our right, title and interest in and to the within Agreement and hereby request that deed be made direct to the Grandy's in lieu of deed to us.

We hereby accept the above and agree to carry out the terms as set forth in within Agreement

G. W. Grandy

Edith H. Grandy,

Dated Monrovia, Calif. Sept. 8 ✓ 1925

Laurel Bodman

Augusta Bodman

as per map of said ~~XX~~ now on record in Book ~~XXXXXXXXXXXXXXXXXXXX~~ at
Page ~~XX~~ County ~~XXXX~~
~~for the sum of XXX~~ Dollars,
for the sum of Forty-five Hundred (\$4500.00) - - - - - Dollars,
in gold coin of the United States; and the Buyer, in consideration of the premises,
agrees to buy and to pay to the Seller, the said sum of Forty-five Hundred
(\$4500.00) - - - - - Dollars,
as follows, to-wit Fifteen Hundred (\$1500.00) - - - - - Dollars,
upon the execution and delivery of this agreement, receipt of which is hereby acknowl-
edged, and the further sum of Three Thousand (\$3000.00) - - - - - Dollars,
on the 26th day of March, 1928., and

Privilege is hereby given by the seller to the buyer to
pay any amount on this contract at any interest paying date prior
to March 26th 1928, at which date the entire amount is due and
payable.

with interest at the rate of seven per cent per annum payable semi-annually
from date. Taxes for the 1924-1925 year to be paid by seller.
Said buyer agrees to pay, all assessments levied subsequent to date hereof,
including the taxes for the year 1925-1926.

It is Understood and Agreed, that time is the essence of this contract, and should
the Buyer fail to comply with the terms hereof, then the Seller shall be released from
all obligations in law and equity, to convey said property, and the Buyer shall for-
feit all right thereto and to all moneys theretofore paid under this contract; but the
Seller, on receiving the full payments at the times and in the manner above mentioned,
agrees to deliver a certificate of title showing the title to be vested in said seller.

and to execute and deliver to the Buyer or their assigns, a good and
sufficient deed of grant, Bargain and Sale.

In Witness Whereof, the said parties have hereunto set their hands and seals the
day and year first above written.

Signed, Sealed and Delivered in the Presence of

}	<u>Morton E. Culver</u>	[SEAL]
	<u>Minnie M Culver</u>	[SEAL]
	<u>Louis Bodman</u>	[SEAL]

Augusta Bodman

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GRIMES-STASSEFORTH STATIONERY CO. L. A.

First National Bank, Monrovia, Cal.

ESCROW NO. 3708

Monrovia, Calif. September 4, 1925

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Laurel Bochner

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State of California,
COUNTY OF LOS ANGELES.

} ss

On this 4 day of May A. D., 1925 before me,
L. E. LAMPTON, County Clerk and Ex-officio Clerk of the Superior Court in and for
the County of Los Angeles, State of California, residing therein, duly commissioned
and sworn, personally appeared _____

Augusta Bodman

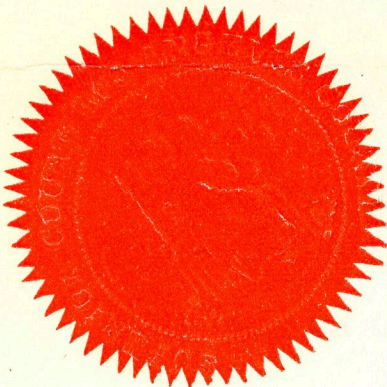
known to me to be the person whose name is subscribed to the within
Instrument, and acknowledged to me that he executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the
day and year in this Certificate first above written.

L. E. LAMPTON, County Clerk,

By SS Clarke Deputy

Augusta Bodman



payable.